

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/240 Arthur Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Fairfield

Period - From 01/01/2025

to 31/03/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/115 Gillies St FAIRFIELD 3078	\$655,000	26/03/2025
2	2/19 Rathmines St FAIRFIELD 3078	\$630,000	26/03/2025
3	15/14 Yarraford Av ALPHINGTON 3078	\$672,000	19/11/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/05/2025 13:17

3/240 Arthur Street, Fairfield Vic 3078

McGrath

Michael Divito

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

March quarter 2025: \$650,000



2 1 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/115 Gillies St FAIRFIELD 3078 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$655,000

**Method:** Sold Before Auction

**Date:** 26/03/2025

**Property Type:** Apartment



**2/19 Rathmines St FAIRFIELD 3078 (REI)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 26/03/2025

**Property Type:** Apartment



**15/14 Yarraford Av ALPHINGTON 3078 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$672,000

**Method:** Private Sale

**Date:** 19/11/2024

**Rooms:** 3

**Property Type:** Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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